

CITY OF MILFORD
REGULAR MEETING
MAY 3, 2016

A regular meeting of the Mayor and Council of the City of Milford, Nebraska was held at the Webermeier Library Building in said City on the 3rd day of May 2016 at 7:30 pm. Present were: Mayor Dean A. Bruha; Council members: Jeff Baker, Rick Fortune, Jeff Heckman, Dan Kral; Chief of Police Forrest Siebken, Maintenance Supt. Gary TeSelle; Building Inspector Kendall Hoggins and City Clerk Jeanne Hoggins. Also present: Dane Simonsen and Troy Johnston with JEO, Katie Wergin and Susan Nitzsche, Rian Harkins, Roy Cast, Kevin Wingard, Kate Kalinosky, Kamie Young and John Caldwell with BNSF, Roger Wittrock, Gerry Dunlap, Jonathan Jank, Stacey Hartgerink, Patrick Kelley, Dave Miller, Trenton Volkmer, Joe Schluckebier, Austin Schweitzer, Sean Kremer, Jace & Michaela Spurling, Dr. Henley and Emily Hemphill with the press.

Notice of the meeting was given in advance thereof by publishing in the Milford Times; a designated method for giving notice, as shown by the Affidavit of Publication attached to these minutes. Notice of the meeting was given to the Mayor and all members of the Council and a copy of their acknowledgement of receipt of notice and the agenda is attached to these minutes. Availability of the agenda was communicated in the advance notice and in the notice to the Mayor and Council of this meeting. All proceedings hereafter shown were taken while the convened meeting was open to the attendance of the public.

CALL TO ORDER: Mayor Dean Bruha called the meeting to order at 7:30 pm. And publicly stated to all in attendance that a current copy of the Nebraska Open Meetings Act is available for review and is posted on the east wall of the Webermeier Library Meeting Room.

MINUTES: A motion was made by Fortune and seconded by Kral to approve the minutes of the April 5, 2016 meeting. Roll call vote: Fortune yes, Kral yes, Baker yes, Heckman yes. Motion carried.

PAYMENT OF BILLS: A motion was made by Kral and seconded by Heckman that the following accounts payable bills in the amount of \$73,989.56; payroll in the amount of \$29,290.55 totaling \$103,280.11 approved by the Auditing Committee be approved for payment. Roll call vote: Kral yes, Heckman yes, Baker yes, Fortune yes. Motion carried.

SALARIES: \$29,290.55

GENERAL FUND:

60733	Benjamin Debrick—Utility Deposit Refund	75.00
60734	Mary Harding—Utility Deposit Refund	42.04

60735	KTB Rentals LLC—Utility Deposit Refund	75.00
60736	LLC LLBT&C—Utility Deposit Refund	67.30
60737	Mike Roth—Utility Deposit Refund	50.00
60739	Brandy Sutton—Utility Deposit Refund	9.29
60740	U.S. Postmaster—Utility Billing Postage	206.79
60783	Concrete Works—Welch Park Sidewalks	2200.00
60784	Humanities Nebraska—Birthday Lunch Entertainment	75.00
60785	Michael Goff—Overpayment on Final Account	23.92
60786	Advanced Graphix—Graphics for Patrol Unit	592.00
60787	Aramark—Pants & Rags	1236.44
60788	AT&T—Library Long Distance	11.53
60789	ATCO International—Germ-Aid Devour	1364.00
60790	Black Hills Energy—Service for March	538.84
60791	California Contractors—Plastic Ties	119.60
60792	Canon Financial Services—Contract Charge	254.00
60793	Canon Solutions America—Maint. Base & Copies	156.41
60794	Central States Lab—Knock Out, Chain Lube, Oil	1974.33
60795	Petty Cash—Supplies for Craft Day	15.29
60796	Concrete Works—5 th & D Curb, Sidewalk, Storm Sew	9388.00
60797	Eakes Office Solutions—Mouse Pad, Screen Wipes	56.74
60798	Electric Pump—Valley View Pump Repair	928.30
60799	Emergency Medical Products—Medical Supplies	410.72
60800	Farmers Coop—Fuel, Tire Repair, Batteries	1444.93
60801	Hawkins Inc.—Water Chemicals	1904.61
60802	Interstate All Battery Center—Pager Batteries	99.00
60803	John Deere Financial—Chain Saw Repairs	181.73
60804	Matheson Tri-Gas, Inc.—O2 & Air Bottle Rental	109.74
60805	Meyer Laboratory, Inc.—Paint, 55 Gallon Bags	3210.36
60806	Midwest Auto Parts—Velcro, Oil, Filters, Wiper Blade	456.61
60807	Municipal Supply, Inc.—Hydrant Replacement	1896.48
60808	Nebraska Environmental Prod.—Chain & Sprockets	202.00
60809	NPPD—Service for March	4703.82
60810	Neenah Foundry Company—Adjusting Ring	436.00
60811	One Call Concepts—One Calls	30.21
60812	Pac-N-Save Milford—Food	57.02
60813	Power Plan—Hose & Oil	204.71
60814	Quill Corporation—Paper	13.99
60815	Rediger Automotive—Unit #1 Service	60.40
60816	Sam's Club—Paper Products, Drum Liners, Rags	172.53
60817	Seward Co. Independent—Legals, Minutes, Notices	319.93
60818	Seward Lumber—Paint & Supplies	166.50

60819	Shell Fleet Plus—Fuel	245.50
60820	Shell Fleet Plus—Car Gas	26.71
60821	Subway Motors—Service Car	38.01
60822	Sunrise Country Manor—Meals for March	614.25
60823	TooFast Supply—Stretch Wrap, Safety Glasses	165.01
60824	Verizon Wireless—Cell Phones	99.10
60825	Verizon Wireless—Jet Packs	54.25
60826	Verizon Wireless—B.I. Cellular, Dept. Cellular	137.30
60827	Waste Connections of Nebraska—Trash Service	118.11
60828	Westover Rock & Sand—Agrilime X2 Loads	1740.75
60829	Windstream Nebraska—Service for March	372.88
60830	Wolfe, Snowden, Hurd, Luers, & Ahl—Legal Serv.	1636.50
60853	Ameritas—Pension	2044.49
60854	Kansas Payment Center—Child Support	177.23
60855	Union Bank—HSA Account	949.00
60856	Aflac—Dis, Cancer, Accident, Supplemental	380.83
60857	Dearborn National Life—Life Insurance	116.96
60858	Federated Health Insurance—Health Insurance	8645.66
60859	Shell Fleet Plus—Fuel	513.75
60860	Verizon Wireless—Well Control Monitor	40.01
60880	Ameritas—Retirement Plans	2044.49
60881	Kansas Payment Center—Child Support	177.23
60882	Union Bank—HSA Act.	949.00
60887	Allied Insurance—Bond/Brenda	175.00
60888	Aloha Roth—Birthday Cake	40.00
60889	American Water Works Assoc.—Membership Dues	75.00
60890	Baker & Taylor—Books	204.94
60891	Blue River Transmissions—Repair On Unit #2	362.42
60892	BSN Sports Inc.—Pitching Rubber, Tee, Ball Bag	174.75
60893	Card Service Center—Light Bulbs, Cords, Hotel	495.62
60894	Card Service Center—NEMSA Hotels, Med Tech	1028.84
60895	Carrot-Top Industries—Flag Pole Repairs	115.40
60896	CASH-WA Distributing—Potatoes	27.44
60897	Culligan Water—B/W, Rent	153.05
60898	Dempster Industries—Latch On Recycling Trailer	174.93
60899	Erica Pallas—Mileage to Sam's	33.48
60900	Heartland Auto Body—Repair Seat Cable & Bumper	258.80
60901	JEO Consulting Group—2016 General Engineering	1772.50
60902	JR Welding—Gate Corner Repairs	20.00
60903	Lincoln Winwater Works—TF-400 Sewer Saddle	66.29
60904	Louis Barker—Mileage EXP For Training	78.84

60905	Meyer Laboratory—6 5 Gal Z-OX	525.54
60906	Mid America Recycling—Recycling Fee March 2016	41.25
60907	Milford Plumbing—Fittings, 1 ¼ Pipe	33.95
60908	Milford School Dist. #5—Parking Fines, Liquor Lic.	605.00
60909	Nebraska Fire Sprinkler—Fire Sprinkler Inspection	268.00
60910	Nebraska Public Health—2 Coliform	30.00
60911	NPPD—Service For April	1388.94
60912	Newman Traffic Signs—Motor Vehicle Signs	207.69
60913	NWOD—NWOD Memberships	60.00
60914	Oswald Electric—Security Lights, Wire Furnace	3012.46
60915	Penworthy—Books	123.33
60916	Pizza Kitchen—March Birthday Meal	227.50
60917	Racom Corporation—Replacement Knob Mobil Radio	10.00
60918	Robert Schutz—3-Softball Bats	129.74
60919	Ruth Ann Hanley—Book	18.00
60920	The Greener Cleaners—Carpet Cleaning	131.00
60921	Travis Yeackley—11-CPR Re-Certifications	385.00
60922	Union Bank—Gary TeSelle Act./Medicare Part D	446.66
60923	Upstart—Summer Reading Program Supplies	309.38
60924	Voss Lighting—8' Light Tubes	87.75
60925	Walmart—T-Ball Bats, Ball Needles, Supplies, Food	307.32
60926	Windstream—Phone/Internet Services	217.34
60927	Zito Media—H.D. T.V.	8.09

REPORTS OF OFFICERS, BOARDS AND COMMITTEES: Written reports received: Milford Housing Authority minutes for April 11, 2016; Milford Aging Services Committee minutes for April 18, 2016 and April 26, 2016; Economic Development Committee minutes from April 18, 2016; Community Betterment Committee minutes from April 21, 2016; Website overview for April 2016; Building Inspector report for April 2016; Police Dept. activity report for April 2016; Library Report for December, January, February and March. Kral – Rescue calls for April: 12 in Milford, 3 in Pleasant Dale and 0 Fire calls. Chief Siebken – New patrol car will be in on Friday. Discussion held regarding handicap stalls, Gary will look into marking those stalls already established by Ordinance. TeSelle – spring projects going well. J. Hoggins – The tape drive in the server at City Hall has quit working, we will be looking into purchasing a new server.

COMMUNICATIONS: *Sales tax received for the month of February 2016 in the amount of \$13,220.45. *Black Hills annual franchise fee received in the amount of \$12,554.43. *Duer Auction Service check received in the amount of \$1106.10 from surplus items sold at the Bee Auction.

PUBLIC HEARINGS:

Application to the Nebraska Department of Economic Development (NDED) for a Community Development Block Grant (CDBG): Mayor Bruha opened the Public Hearing at 7:37 pm. Rian Harkins with SENDD Southeast Nebraska Development District; of which Milford is a member, is assisting Milford with the DTR grant application. The DTR program is one of the Community Development Block Grant application categories that's available throughout the state based solely on blight and substandard conditions. It allows the City to use tax increment financing as well as making us eligible to apply for this program. There are 2 part phases to the program, we applied last year for phase I, which was the pre-planning phase establishing a master downtown plan. We are trying again this year learning from last years' experience. Last year we were 1 of 11 applicants, they chose 5 recipients and this year they are hoping to choose 5 or 6. This Public Hearing is being held to approve the application to establish a planning study, which would create priorities for the downtown and tie those into a broader economic development strategy. Gerry Dunlap with Farmers and Merchants Bank has a business on Main Street and would like to work towards bringing Main Street up-to-date and more hospitable. He is in favor of moving forward with this project. With no further comments from the public, Mayor Bruha closed the Public Hearing at 7:40 pm.

Authorize the City of Milford to acquire the real property at 503 1st Street, Milford Original Town, Block 2, West half of Lot 1, Milford, Seward County, Nebraska: Mayor Bruha opened the Public Hearing at 7:41 pm. He stated that the City previously voted to acquire the property at 503 1st Street, public notice was given and no remonstrance was filed. The building was inspected and noted for having asbestos. The asbestos was removed properly by the owner and re-inspected. The City plans to move forward with the purchase, and Mayor Bruha is opening the matter up to the public for any comments or reasons why the City should not proceed. Gerry Dunlap noted this as a positive step for improvements to downtown Milford. He would like to see City Hall remain on Main Street. Removing the old buildings and constructing something new would be a great benefit to downtown. He wanted to voice his support. With no further comments from the public, Mayor Bruha closed the Public Hearing at 7:43 pm.

Capital Improvement Plan (C.I.P.): Mayor Bruha opened the Public Hearing at 7:44 pm. He noted that this document is a planning tool for the budget process and helps inform the public of planned projects. This document will be included with the Leadership Certification application. With no further comments from the public, Mayor Bruha closed the Public Hearing at 7:45 pm.

UNFINISHED BUSINESS:

Discuss/Action – Resurface Welch Park Rd from Hwy 6 to Oak Ave.:

Milford's Street Superintendent, Troy Johnston with JEO was asked to provide information/process of developing a street improvement district. He noted that Welch Park Rd has been on the One & Six Year Plan for a couple years. He informed the council of 4 different procedures for creating a street improvement district. (The information is attached to these minutes, highlighted in yellow) Troy mentioned that no doubt concrete would last longer, is more durable and is a better long term solution but along with concrete comes the price tag. The City and the School District own approximately ¼ mile of this project. The City would borrow the money up front and then assess the homeowner for their percent of the project based on the frontage of the home. The homeowner would then pay the assessment, either in full or with interest over 10-15 years. Fortune noted that currently the area has surface drainage; should we look into curb and gutter? Troy noted that curb and gutter would be more desirable since it is becoming more of a residential area. The city would have a general obligation for intersections, storm sewers etc... The property owner would be obligated to pay for some dirt work and paving. Heckman mentioned that we had already received bids for approximately \$80,000 to resurface the road with asphalt; milling and black top. The road is in terrible shape and we need to do something now. We could get by for the next 15 years if asphalt would take care of it. Supt of Schools, Kevin Wingard asked to be included in the discussion as they are looking at widening the west exit to 2 lanes as well as possibly adding another exit. Ditch work also needs to be done as they hold water and cause mosquito problems. Troy Johnston was asked to evaluate the road and come back to the Council in June with more information.

PUBLIC HEARING:

Request for Conditional Use Permit, 2617 Pioneers Rd, Roth Aerial Spraying: Mayor Bruha opened the Public Hearing at 8:05 pm. Kendall Hoggins reported that Roth Aerial wanted to expand their building and airports were not allowed in Transitional Ag. The Planning & Zoning decided to add Airports to Transitional Ag as a Conditional Use allowing control by the City. The Planning & Zoning recommend allowing the Conditional Use Permit to Roth Aerial Spraying to add onto their building. The only condition is if the corporate limits ever get within ¼ mile of the airport property or the flight pattern the Planning & Zoning will review the Conditional Use Permit at that time. Gerry Dunlap mentioned that an Assisted Living Facility is being considered west of Troyer's Shop and utilities would need to be considered. He questioned if this would pose a problem. Kendall noted that as long as the flight pattern remains north to

south there should be no issue. He also noted the noise level is calculated by the size of engine and since they are a crop spraying plane there should not be a problem with this either. With no further comments, Mayor Bruha closed the Public Hearing at 8:09 pm.

NEW BUSINESS:

Discuss/Action – Request for Conditional Use Permit, 2617 Pioneers Rd, Roth Aerial Spraying: A motion was made by Fortune and seconded by Kral to approve the request for a Conditional Use Permit by Roth Aerial Spraying at 2617 Pioneers Rd. Roll call vote: Fortune yes, Kral yes, Baker yes, Heckman yes. Motion carried.

Discuss/Action – Close Walnut Street RR Crossing, Kamie Young with BNSF: BNSF Railway Public Projects Manager Kamie Young updated the Council on the double-tracking project from Milford to Pleasant Dale. The second track will expand on the north side adding a track thru the Walnut Street Crossing. Kamie discusses grade crossing safety which may include installation of flashing lights & gates, grade separations, quiet zones or crossing closure using Engineering, Enforcement and Education. She is here to discuss a closure at the Walnut Street Crossing. Milford currently experiences approximately 40 trains per day with a potential of 69 trains with the new tracking system in place. The trains traffic at about 60 mph. Major commodity thru Milford is coal traffic. Baker stated that last June we had representatives from BNSF and the Dept. of Roads talk to us about the project and they offered a value to close the crossing. Kamie stated that there is a monetary incentive program for the crossing closure; currently they could offer the City \$250,000.00 to permanently close the Walnut Street Crossing. An agreement between the City of Milford and BNSF would be signed to permanently close the crossing. The work involved and the cost relating to closing the crossing will need to be discussed. A turn around will be needed near the elevator for the grain trucks. Baker questioned with the construction workers on site and if the City is in agreement to move forward, what are the requirements of the City to move forward with the \$250,000.00 incentive agreement. She will draft the agreement with the closure details and the City would need to approve and sign the agreement. The agreement would stipulate who constructs the cul-de-sac or other structures. Heckman asked about silencing the Easter Seal Camp crossing. She talked about FRA regulations, silencing the horn which is part of the quiet zone or way-side horn which is a directional horn. Those types of projects are handled differently as they have to be sponsored by the City or County. Those applications are filed with the Federal Railroad and there are certain requirements for safety measures. That project would be handled a bit different. There is a possibility that it may be a private

crossing. Kamie was not familiar with the crossing but will look into it and get back to the City. She will send a draft of the agreement and come back for the June Council meeting.

Approval of the Four Factor Analysis for the City of Milford as part of the 2016 CDBG DTR Program and authorize the Mayor to sign: This document must be approved to accompany the CDBG grant application. It is a policy for the City of Milford to take reasonable steps to provide means for persons with Limited English Proficiency (LEP). A motion was made by Heckman and seconded by Fortune to approve the Four Factor Analysis assessing Limited English Proficiency & Language Assistance for members of the community. Roll call vote: Heckman yes, Fortune yes, Baker yes, Kral yes. Motion carried. Baker thanked the group for their time commitment and effort towards this project.

Introduction and Adoption of Resolution – Application for CDBG Funds: A motion was made by Baker and seconded by Kral to introduce the following resolution:

RESOLUTION AUTHORIZING CHIEF ELECTED OFFICIAL TO SIGN AN APPLICATION FOR CDBG FUNDS

Resolution # 533

Whereas, the City of Milford, Nebraska, is an eligible unit of a general local government authorized to file an application under the Housing and Community Development Act of 1974 as Amended for Small Cities Community Development Block Grant Program, and,

Whereas, the City of Milford, Nebraska, has obtained its citizens' comments on community development and housing needs; and has conducted public hearing(s) upon the proposed application and received favorable public comment respecting the application which for an amount of \$37,500 for Phase 1 Pre-Development of a "Downtown Revitalization" program; and,

NOW, THEREFORE, BE IT RESOLVED BY

City Council of Milford, Nebraska, that the Mayor be authorized and directed to proceed with the formulation of any and all contracts, documents or other memoranda between the City of Milford and the Nebraska Department of Economic Development so as to effect acceptance of the grant application.

Roll call vote: Baker yes, Kral yes, Fortune yes, Heckman yes. Motion carried.

Passed and approved May 3, 2016

Attest: _____

City Clerk

Mayor

(SEAL)

Review and Award bid for test well: Dane Simonsen reported a great deal has happened since last month, all of which is good news. Contractors looked at the original site to bid the test well and had concerns with the overhead electric lines noting it would be too hard to drill there. JEO utilized the offer from the Milford School District and resubmitted the application to the State of NE to move the well site north of the track. Bob Byrkit met with Gary and we will need to go thru the same process as last time. Dane said they will probably reject the site and we will have to go thru the appeal process again. Quotes were received from Layne Christensen and Sargent Drilling for the new site. Dane was very pleased with the bids and was confident that within approximately 10 days we should have approval from the State for the new site. A motion was made by Fortune and seconded by Kral to accept the bid from Layne Christensen in the amount of \$21,924.00 subject to approval of the new well site from the State of NE. Roll call vote: Fortune yes, Kral yes, Baker yes, Heckman yes. Motion carried. We should know what the scope of the test well will look like by the next regular meeting. Dane also informed the Council that JEO has submitted a grant application on behalf of the City of Milford to the Upper Big Blue Natural Resources District for \$50,000.00 to assist with the new well project.

Discuss/Action – Chamber of Commerce Fun Days, Concert, Beer Garden & Street Closings: Katie Wergin presented the proposals for the 2016 Milford Fun Days Street Closings, Street Dance/Concert and Beer Garden. The street closings will remain the same with the addition of closing off “A” Street at First Street for the stage/street dance. The proposals are attached to these minutes. Gary mentioned moving the power board for the entertainment. Both Gary and Chief Siebken have reviewed the plans and approve. A motion was made by Baker and seconded by Heckman to approve the 2016 Milford Fun Days proposal for the street closings and street dance/concert. Roll call vote: Baker yes, Heckman yes, Fortune yes, Kral yes. Motion carried.

Discuss/Action – Use of donated funds for purchase of new tables, table cart and chair cart plus security monitoring system for the basement at the Sr. Center: A motion was made by Baker and seconded by Kral to authorize the expenditure of the Sr. Center donation money to purchase new tables, table cart, chair cart and security monitoring system for the basement. Roll call vote: Baker yes, Kral yes, Fortune yes, Heckman yes. Motion carried.

Introduction and Adoption of Ordinance – Fee Schedule: A motion was made by Baker and seconded by Heckman to introduce the following ordinance:

ORDINANCE NO. 905

AN ORDINANCE TO ESTABLISH THE AMOUNT OF CERTAIN FEES AND TAXES CHARGED BY THE CITY OF MILFORD, NE FOR VARIOUS SERVICES INCLUDING BUT NOT LIMITED TO: BUILDING PERMIT FEES, ZONING FEES, OCCUPATION TAX, PUBLIC RECORDS, RESPONSE TO CODE VIOLATIONS & OTHER INCIDENTS, RECREATION, ANNUAL FEES & LICENSES; OF THE CITY OF MILFORD AND TO PROVIDE THE EFFECTIVE DATE HEREOF, AND ORDERING THE PUBLICATION OF THE ORDINANCE IN PAMPHLET FORM. (See Ordinance Record)

Discuss/Action – Contract to revise Future Land Use and Zoning Maps,

JEO: Kendall asked the Council last month to amend our future land use and zoning maps to accommodate the changes that we have made. Now that we have a target area for future development we would like to set up that area for future land use. JEO presented a scope of services contract to incorporate the amendment of both maps. It will take about 4 months to accomplish this task. Both P & Z and Council will hold Public Hearings. JEO is asking for a liaison between the City and the Planning & Zoning. They are also requiring the City cooperate in providing any updates or changes made to our current maps. The contract to provide these professional services by JEO is not to exceed \$3500.00. City Attorney has reviewed the contract and everything looks good. A motion was made by Baker and seconded by Kral to authorize the Mayor to sign the agreement with JEO for Future Land Use and Zoning Map amendments with Kendall Hoggins as the point of contact for the project. Roll call vote: Baker yes, Kral yes, Fortune yes, Heckman yes. Motion carried.

Discuss/Action – Recommendation from Economic Development Committee regarding application for LB840 funding from Jace & Michaela Spurling, complete 24 hour fitness gym:

The Economic Development Committee met April 18th to discuss a 24 hour fitness gym presented by Jace & Michaela Spurling. The committee had several questions: how much money was in the account, are there guidelines for the number of years we will stretch out loans, are the applicants given any guideline information when applying etc... These areas need to be addressed between the Council and the Economic Development Committee. The EDC recommended approval of a loan to the Spurling's based on their written request. Jace Spurling approached the Council noting that a lot of surrounding communities have gym facilities but Milford does not and they have received a lot feedback from the community supporting this idea. They would locate the gym at 525 1st Street, SEMA will be out in August. Rod & Kathi Schildt own the building and upgrades to the electrical and flooring supports will need to be made to support the equipment. The Spurlings are asking for \$75,000.00 from the LB840 funds. Baker noted, obviously we want you to be successful, but questioned how do we secure this request as it

pertains to equipment and not a building or structure of sorts. We have run into this situation in the past and the equipment was sold. Krista suggested securing the equipment with a standard promissory note. Jace projected \$120,000 in operating cost so they will be using a lot of their own money, not just the loan. They will have some ownership in the project. Kevin Wingard mentioned in the guidelines there is 10% equity requirement and collateral requirement, which they showed in their proposal. The Council asked them how soon they wanted to get started. Jace would like to get begin in July at the earliest and Sept. at the latest. The Council would like to look into the fund balance and have the Spurlings come back to the June meeting.

JPA (Library) – Kevin Wingard: A year ago Kevin approached the Council in an effort to work together on a community Library. We have worked together on the new well. Our upcoming Kindergarten class is 60 plus and we are running out of room at the Elementary School. Discussion of the new development is exciting to the community but scary for the school. Mr. Wingard is pushing the School Board to look at different projects. They are looking into redoing the track and football field with possible turf. The gym is too small the cafeteria is too small and they are out of classroom space. An option they have been discussing is to do something with the Library, adding classrooms and enlarging the cafeteria. The School has some rough plans draw up and as they move forward he is inquiring if the City is interested in discussing a joint library, housed at the Milford Elementary site. If the City is interested it would change the projected size to suit the public instead of just the Elementary. Kevin also noted that any addition would take place to the northwest and they would be adding a second driveway and widening the existing one. The School Board asked Kevin to seek the interest of the City prior to proceeding. Baker stated this is something we definitely want to explore. We could create a Joint Public Agency do something together and split a bond or percentages. A JPA bond has to go to a vote of the public. Bruha noted that it would be silly to duplicate community efforts and that the City is definitely interested in exploring these options. We need to look into this and see how it fits in our budget. Kevin noted that the School Board has no problem with keeping the name Webermeier Memorial Library; it just becomes the Webermeier Library on School ground. If there are no objections from the Council, Mayor Bruha suggested that we meet with the School Building Committee to discuss the idea further. Kevin will contact Clerk Hoggins and she will notify Mayor Bruha and 2 other Council members. Fortune and Heckman volunteered to attend. The City will keep Kevin informed of any progress with Welch Park Road.

Discuss/Action – Water/Sewer Extension to the new development: Dane Simonsen gathered some information to present regarding water and sewer extensions to the new proposed subdivision north of town. The cost estimates are broke-up into phases. WATER: Phase one cost is what it will take to get water to the edge of the site. Phase two will get you just about to the first intersections inside the subdivision. The 4” water main starting at Oak Ave going north would be replaced with a 10” main. Phase three would then loop to take in the entire project. SEWER: Conversation was held about the route for sewer. Dane is showing it along the east side of the existing homes but wanted to make note that if we wanted to move the sewer along Welch Park Rd we would need to add approximately \$15,000 to \$20,000. Phase three for sanitary sewer is the lift station. Majority of the site will need to be drained away from the existing gravity system to a new lift station and then pump it back over the hill. Originally discussion was held about using the Valley View sewer infrastructure which would go right thru town. By pumping to Oak Ave. it would flow thru the interceptor sewer loop. The way the phases are designed it looks like only 2 lots could utilize the gravity flow system. They want to develop initially along Welch Park Road and Van Dorn Road first and that property drops as you go north towards Van Dorn. They will need the lift station right away. Initially Phase I would be up to the City, bringing the services to the development site. Phase II and III are up for discussion. Dane has given us a ballpark cost to get utilities to the site. Until a plat is presented it could be plus or minus these numbers. Council thanked Dane for gathering the information and providing it to us in such short notice. Heckman questioned the development group as to how soon they want to get started. Joe Schluckebier stated as soon as possible. Phase I involves about 11 lots around the perimeter. Question arose regarding how quickly they would start phase II. They originally thought they could do Phase I and II without a lift station, now it doesn’t look like that’s the case. Mayor Bruha noted the cities obligation is to provide water & sewer to the site. Building Inspector Hoggins stated that if the services are within 500’ of the subdivision they are required to hook into our system. If it’s further away than 500’ then they have the option to come up with an alternative plan for water & sewer meeting all State standards. A S.I.D. (Sanitary Improvement District) was mentioned. Kendall mentioned that it would be to the Cities advantage to have it all on one system. If the City would annex all that ground, then we would have 2 systems to maintain. Trenton Volkmer asked about a low pressure system. Dane explained that each home or two homes would have their own, very small lift station and pump on its own grid system. He did not price it out that way. It is very hard to expand this type of system, it also

needs its own source of electricity and then there is the question of who maintains the pumps. Austin Schweitzer asked, what is the greatest hesitation of the City Council on this development and what can we do to be proactive? We have a situation where we can see the community grow and we would like to hear whatever huge concerns you have. Fortune noted that the city is looking to spend around 750,000 to service, right now, some high value acre lots and we are supposed to take it on your word that you are going to proceed with the subdivision. There are a lot of platted subdivisions in Nebraska with corn fields over the top of them. We don't want to sit here holding the bill for 800,000 for empty lots. He would like to have some kind of firm financial commitment that will give us assurance that we aren't spending a whole lot of money waiting years to get these homes built. Austin commented would a contingency plan on a certain amount of lots sold over a 5 year period satisfy that concern. Fortune thought it would be best to sit down with the group and have a conversation. This agenda item was just to get an idea of the financial commitment for the City. We need to sit down together and come up with some kind of game plan. It was decided to schedule a special meeting between the Council and the new developers.

Approve Capital Improvement Plan C.I.P.: Jonathan Jank shared that the CIP will be a part of the Leadership Certification application and can be used as a planning tool for the budget process. Three city employees met with John Hughes of Seward and learned how to utilize the CIP. It's a great way to document your capital expenditures on paper. A motion was made by Heckman and seconded by Fortune to adopt the Capital Improvement Plan as presented. Roll call vote: Heckman yes, Fortune yes, Baker yes, Kral yes. Motion carried. Baker stressed the importance of using this document during the budget process and continuing to use it as it's designed.

Appointment – Linden Village Representative: A motion was made by Baker and seconded by Kral to approve the Mayor's recommendation to appoint Charlotte Soper as the Linden Village Representative to the Housing Authority Board for a 3 year term starting May 3, 2016 and expiring December 1, 2019. Roll call vote: Baker yes, Kral yes, Fortune yes, Heckman yes. Motion carried.

Discuss/Action – Annexation: Heckman asked to table this item until after they meet with the new developers.

ADJOURNMENT: A motion was made by Fortune and seconded by Heckman to adjourn the meeting. Roll call vote: Fortune yes, Heckman yes, Baker yes, Kral yes. Motion carried and meeting adjourned at 10:00 pm.

Jeanne Hoggins, City Clerk

Dean A. Bruha, Mayor

CERTIFICATION

I, the undersigned, City Clerk of the City of Milford, Nebraska, hereby certify that the foregoing is a true and correct copy of proceedings had and done by the Mayor and Council on May 3, 2016 that all of the subjects included in the foregoing proceedings were contained in the agenda for the meeting, kept continually current and readily available for public inspection at the office of the City Clerk; that such subjects were contained in said agenda for at least twenty-four hours prior to said meeting; that at least one copy of all reproducible material discussed at the meeting was available at the meeting for examination and copying by members of the public; that the said minutes from which the foregoing proceedings have been extracted were in written form and available for public inspection within ten working days and prior to the next convened meeting of said body; that all news media requesting notification concerning meetings of said body were provided advance notification of the time and place of said meeting and the subjects to be discussed at said meeting.

(SEAL)

Jeanne Hoggins, City Clerk